

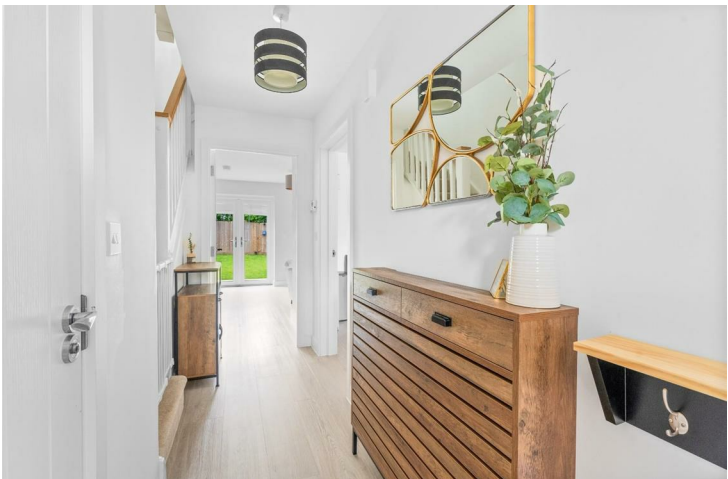
29 Barn Owl Road Yatton BS49 4GH

£409,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1130.30 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
D

Nearly new four-bedroom family home, situated within a highly regarded modern development in the North End of Yatton. 29 Barn Owl Road is a beautifully presented semi-detached townhouse that was constructed by "Messrs" Curo in 2022 to the 'Winford' design and forms part of the popular Eaton Park development. Ideally positioned for access to Yatton's mainline railway station, this wonderful home offers versatile accommodation, laid out over three floors with the ground floor offering a private sitting room that opens onto the rear garden via double French-style doors, well appointed kitchen diner and WC that are all accessed off of the spacious entrance hall. On the first floor, you will find three well-proportioned bedrooms along with the family bathroom, but it is the second floor that is the showstopper. This is where you will discover a large principal suite, benefitting from an en-suite shower room and generous storage within the eaves.

The rear garden is enclosed and boasts a great deal of privacy. The current owners have landscaped this wonderful outside space to provide various areas to utilise as you see fit. There are two raised decking areas, a patio and lawn that is bordered on one side by planted shrubs and an area laid to decorative stone, ideal for your BBQ. A secure gate provides side access and leads to the driveway, where you will find off-street parking for two vehicles. A pathway leads to the main entrance, flanked on one side by well-tended shrubs and to the other, an area laid to lawn is bordered by shrubs and hedging.

This recently built development Eaton Park, has proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the mainline railway station, junior schools and the Somerset countryside. This fantastic family home benefits from an exceptional quality of finish and is sure to attract a high level of interest.







Immaculately presented town house in the North End of Yatton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

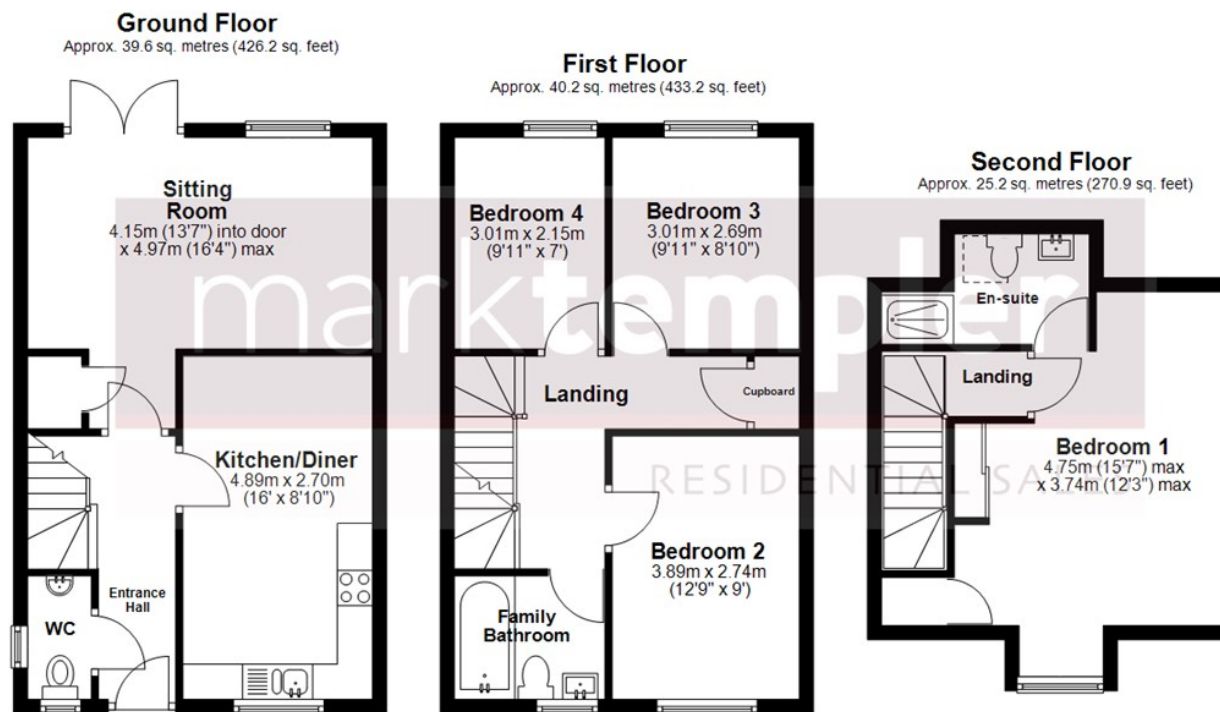
Yatton's mainline railway station

New Sainsbury's supermarket (to open summer 2025) and children's play area on Eaton Park Development



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Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.